

Section 4.0 – Errata

4.0 ERRATA

Due to AB X1 26, which was approved by Governor Brown on June 28, 2011, and upheld by the California Supreme Court (*California Redevelopment Association v. Matosantos* (2011) 53 Cal. 4th 231), the Redevelopment Agency has been dissolved and the Redevelopment Plan Amendment that the project Applicant was seeking is no longer required. Accordingly, the following lines in the text of the Draft EIR are hereby deleted. The changes to the Draft EIR do not affect the overall conclusions of the environmental document.

- Page 1-1: The proposal would require a General Plan Amendment, Zone Change, DWP Specific Plan Amendment, ~~Redevelopment Plan Amendment~~, Tentative Tract Map, and Lot Line Adjustment.
- Page 1-4:

LU-7	<p>Redevelopment Plan for the Riverfront Redevelopment Project</p> <p><i>The proposed project would not conflict with the Redevelopment Plan for the Riverfront Redevelopment Project standards or regulations.</i></p>	<p>No mitigation measures are required.</p>	<p>A less than significant impact would result with regard to the Redevelopment Plan for the Riverfront Redevelopment Project.</p>
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- Page 1-51: ... Plan); ~~Redevelopment Plan for the Riverfront Redevelopment Project~~, or Official Zoning Map/Zoning Code would be implemented.
- Page 1-51: All of the proposed amendments to the General Plan, ~~Redevelopment Plan for the Riverfront Redevelopment Project~~, and Official Zoning Map/Zoning Code would be implemented.
- Page 2-6:
 - ~~*Riverfront Redevelopment Plan (1969, as amended).*~~ The Redevelopment Project Area was established to eliminate and prevent the spread of blight and deterioration. All proposed improvements within the Project Area require approval by the Agency.
- Page 3-5: The proposal would require a General Plan Amendment, Zone Change, DWP Specific Plan Amendment, ~~Redevelopment Plan Amendment~~, Tentative Tract Map, and Lot Line Adjustment.

- Page 3-9

~~Redevelopment Plan~~

~~The Redevelopment Plan Map and text designate the approximately 10.9-acre property as Commercial/Park or undesignated. The Redevelopment Plan would be amended in order to conform to the project.~~

- Page 3-13:

- ~~Redevelopment Plan Amendment~~

- Page 3-13: Additionally, there may be a development agreement, ~~owner participation agreement~~, or disposition and development agreement between the Applicant and the City ~~or the Seal Beach Redevelopment Agency~~, which would require discretionary review and approval in accordance with applicable law.
- Page 5.1-14:

Redevelopment Plan for the Riverfront Redevelopment Project

~~The City of Seal Beach Redevelopment Agency (Agency) was established in 1967 pursuant to the California Community Redevelopment Laws. The Agency's initial redevelopment project area, the Riverfront Redevelopment Project, was established March 3, 1969, and has been amended several times since then. The *Redevelopment Plan for the Riverfront Redevelopment Project* (Redevelopment Plan) was codified August 2009.~~

~~The Riverfront Redevelopment Project Area Map (July 2009) illustrates the boundaries of the Redevelopment Project Area and indicates the majority of the project site is located within areas designated for Commercial/Park. Redevelopment Plan Section 500, *Uses Permitted in the Project Area*, specifies the permitted uses within the Redevelopment Plan boundaries, and notes the following regarding the uses permitted in the Commercial/Park designation:~~

~~*Section 505, Commercial/Park Development: A specific plan has been adopted for [Redevelopment Plan] areas 9 and 10 to include a commercial development and a public park. That specific plan is hereby incorporated as the land use, and regulations for [Redevelopment Project] Areas 9 and 10, as it may be amended from time-to-time.*~~

~~Pursuant to Redevelopment Plan Section 522, *Agency Review and Approval of Plans*, no new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with the site plans submitted to and approved in writing by the Agency.~~

- Page 5.1-20:
 - Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect (refer to Impact Statements LU-1 through LU-67); and/or
- Page 5.1-20: The project components also include amendments to the General Plan Land Use, Circulation, and Open Space/Recreation and Conservation Elements, ~~amendments to the Redevelopment Plan for the Riverfront Redevelopment Project~~, amendments to the Official Zoning Map and Zoning Code, and Tentative Tract Map No. 17425 (TTM), among others.
- Page 5.1-45:

~~REDEVELOPMENT PLAN FOR THE RIVERFRONT REDEVELOPMENT PROJECT~~

~~LU 7 THE PROPOSED PROJECT WOULD NOT CONFLICT WITH THE REDEVELOPMENT PLAN FOR THE RIVERFRONT REDEVELOPMENT PROJECT STANDARDS OR REGULATIONS.~~

~~**Impact Analysis:** The project proposes amending the Redevelopment Plan to allow residential uses instead of commercial uses in the northerly portion of the project site. The text of Redevelopment Plan Section 500, Uses Permitted in the Project Area, would be revised to read:~~

~~“3. (Section 505) COMMERCIAL/RESIDENTIAL/PARK DEVELOPMENT A specific plan has been adopted for areas 9 and 10 to include a commercial residential development and a public park/open space. That specific plan is hereby incorporated as the land use, and regulations for areas 9 and 10, as it may be amended from time to time.”~~

~~Other amendments may be necessary to make the Redevelopment Plan internally consistent. Approval of the the necessary amendment(s) by the Seal Beach Redevelopment Agency would result in the project’s compliance with the Redevelopment Plan. These proposed amendments are considered less than significant impacts because the proposed amendments would enable project implementation, which would be in furtherance of the Redevelopment Agency’s objectives to install/construct streets, utilities, and other site improvements.~~

~~**Mitigation Measures:** No mitigation measures are required.~~

~~**Level of Significance:** Less Than Significant Impact.~~

- Page 5.1-46:

Local: Coastal Program, General Plan, ~~Redevelopment Plan~~, and Municipal Code Consistency

... It is assumed that cumulative development would progress in accordance with the relevant Local Coastal Program, General Plan, ~~Redevelopment Plan~~, and Municipal Code of the respective jurisdictions. Each project would be analyzed in order to ensure that the goals, objectives, and policies of the respective General Plan, and regulations and guidelines of the respective Municipal Code are consistently upheld. Moreover, as concluded above, the project is consistent with the Coastal Program, and consistent with the General Plan, ~~Redevelopment Plan~~, and Municipal Code. Analysis has concluded that impacts are less than significant and no mitigation is required.

- Page 5.1-47:

With the amendments discussed in this Section, the proposed project complies with the goals and objectives of the Coastal Act, Seal Beach General Plan, and Seal Beach Municipal Code, ~~and the Redevelopment Plan for the Riverfront Redevelopment Project~~. Thus, there are no significant unavoidable impacts as to land use and relevant policies.

- Page 5.2-12:

Section 8.0, *Architectural Control*. Spanish-style architecture shall be used for all buildings and structures located on the northerly 30 percent of the site. ~~As authorized by the Riverfront Redevelopment Plan, the Redevelopment Agency of the City shall designate a separate architectural review committee.~~

- Page 7-4: None of the proposed amendments to the *Seal Beach General Plan* (General Plan), ~~Redevelopment Plan for the Riverfront Redevelopment Project~~, or Official Zoning Map/Zoning Code would be implemented.
- Page 7-5: Therefore, the project's proposed amendments to the General Plan Land Use Element and Open Space/Recreation and Conservation Element, ~~the Redevelopment Plan for the Riverfront Redevelopment Project~~, and the Official Zoning Map and Zoning Code, would not be implemented.
- Page 7-6:

~~Redevelopment Plan for the Riverfront Redevelopment Project~~

~~The project proposes a Redevelopment Plan Amendment, in order to allow residential uses instead of commercial uses in the northerly portion of the project site. No Redevelopment Plan Amendment is proposed under the No Project/No Build Alternative.~~

- Page 7-15:

~~***Redevelopment Plan for the Riverfront Redevelopment Project***~~

- ~~The project proposes a Redevelopment Plan Amendment, in order to allow residential uses instead of commercial uses in the northerly portion of the project site. No Redevelopment Plan Amendment is proposed under the No Project/1996 DWP Specific Plan Alternative.~~
- Page 7-22: ... All of the proposed amendments to the General Plan, ~~Redevelopment Plan for the Riverfront Redevelopment Project~~, and Official Zoning Map/Zoning Code would be implemented.
- Page 7-25:

~~***Redevelopment Plan for the Riverfront Redevelopment Project***~~

~~Both the project and this Modified Layout Alternative propose the same Redevelopment Plan amendments, in order to allow residential uses instead of commercial uses in the northerly portion of the project site.~~

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